

CITY OF KINGMAN
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Council Chambers
310 N. 4th Street
Kingman, Arizona

6:00 P.M.

Minutes

Tuesday December 8, 2015

Members Present:	Staff Present:	Visitors Signing In:
Allen Mossberg, Commission Chair	Gary Jeppson, Development Services Director	See attached list
Mike Blair, Commission Vice-Chair	Rich Ruggles, Principal Planner	
Tyler Angle, Commission Member	Carl Cooper, City Attorney	
Gene Kirkham, Commission Member	Sandi Fellows, Recording Secretary	
Vickie Kress, Commission Member		
Council Liaison present:		
Mark Abram		

REGULAR MEETING MINUTES

CALL TO ORDER & ROLL CALL

Chair Mossberg called the meeting to order at 6:00 P.M. and the Recording Secretary called the roll. Commissioner Angle attended telephonically, and Commissioner Lewis was excused. Commissioner Wimpee Jr. was unexcused. All other Commission Members were present. The Pledge of Allegiance was led by Chair Mossberg and recited in unison.

1. APPROVAL OF MINUTES: The Regular Meeting Minutes of November 10, 2015.

Vice Chair Blair made a MOTION to APPROVE the Regular Meeting Minutes of November 10, 2015 as written. The MOTION was SECONDED by Commissioner Kirkham and the MOTION CARRIED with UNANIMOUS (5-0) APPROVAL to the affirmative.

2. CALL TO THE PUBLIC - COMMENTS FROM THE PUBLIC:

There were no comments.

3. PAST COUNCIL ACTION:

- A. CONDITIONAL USE PERMIT CASE CUP15-002:** A request from Kingdom of God Church, applicant, and Baltic Enterprises, LLC, property owner, for a conditional use permit to allow a Public Assembly Indoor, General use, specifically a church, in an existing building located on property zoned C-2: Commercial, Community Business. The subject property is located at 4798 Stockton Hill Road and is 0.44 acres. The subject property is further described as College Heights, Unit 1, Block 1, Lots 1-2.

Development Services Director Gary Jeppson reported that Council approved the Conditional Use Permit for the Kingdom of God Church on Stockton Hill Road.

- B. REZONING CASE RZ15-004:** A request from Raymond W. Stadler, P.E., applicant, and Mallory Loop Re Trust, property owner, for a rezoning of certain property from R-2-PDD: Residential Multiple Family, Low Density, Planned Development District to R-1-6: Residential, Single Family, 6,000 square foot lot minimum. Current R-2-PDD zoning allows patio homes on eight individual lots with

common walls on one side and reduced setbacks. If the rezoning is approved, the proposal is to replat the subject property with five lots ranging from 6,273 to 10,715 square feet to allow for the construction of single family homes with standard R-1-6 setbacks. The subject property is 0.89 acres and is located at 3032 to 3046 Mallory Loop. The property is further described as Lots 9 through 16, Block 1, Mission Estates, Tract 1982.

Mr. Jeppson reported that Council approved the rezoning for Mallory Loop.

- C. SUBDIVISION CASE SB15-007:** A request from Raymond W. Stadler, P.E., applicant, and Mallory Loop Re Trust, property owner, for approval of a Preliminary Plat for Mission Estates II, Tract 6044. The proposed subdivision is a re-subdivision of Lots 9 through 16, Block 1, Mission Estates, Tract 1982. The proposal is to reduce the current number of platted lots from eight to five to allow the development of single family homes as proposed under Rezoning Case RZ15-004. The subject property is 0.89 acres and is located at 3032 to 3046 Mallory Loop. The property is further described as Lots 9 through 16, Block 1, Mission Estates, Tract 1982.

Mr. Jeppson reported that Council approved the replatting for Mallory Loop.

- D. REZONING CASE RZ15-005:** A request from KTH Consulting, applicant, and Pioneer Title Trust No. 9099, property owner, for the modification of Ordinance No. 1189 by removing Condition "B" of this ordinance. The ordinance, passed in 1998, zoned the subject property R-1-20: Residential, Single Family, 20,000 square feet. However, Condition "B" required that any lots abutting Hualapai Foothill Estates to be at least 30,000 square feet. The removal of this condition would allow Lot 2, Block 4 Southern Vista III, Tract 6002, to be split into two parcels that are at least 20,000 square feet while maintaining the existing zoning designation of R-1-20. The subject site is 47,322 square feet (1.09 acres) and is located at 2406 Steamboat Drive.

Mr. Jeppson reported that the Council tabled the rezoning request on Steamboat. Council requested that the applicant provide a map with a division line between the two proposed lots before considering an Ordinance.

- E. CONSIDERATION OF A RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE APPOINTMENT/REAPPOINTMENT OF COMMISSIONERS:** The terms of Commissioners Kirkham and Kress end on December 31, 2015. Both Commissioners are eligible for reappointment. Commissioner Wimpee, Jr. has more than four unexcused absences.

Gary Jeppson reported that Council reappointed Vickie Kress to the Planning and Zoning Commission. Council took Chair Mossberg's request to hold off on appointing the second seat, suggesting that Jed Noble attend the next Planning and Zoning meeting to become acquainted with the Commission members.

4. OLD BUSINESS

- A. CONDITIONAL USE PERMIT CASE CUP15-001:** A request from Matt Lockin of Snell & Wilmer L.L.P., applicant, and Carol Ott, property owner, for a conditional use permit to allow a Public Assembly Indoor, General use, specifically a church, within a portion of the Central Commercial building located on property zoned C-2: Commercial, Community Business. The subject property is located at 112 North Fourth Street and is further described as Kingman Townsite, Block 4, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 & 22, containing 34,375 square feet.

Gary Jeppson addressed the Commission stating that this was a public hearing to request a conditional use permit for the Central Christian Church to allow church services at 112 N. Fourth Street. The location is in the Historic Commercial Overlay District in the Central Commercial

building, with seating proposed for 234 people. Public Assembly, Indoor, General use is allowed in the C-2 Zoning District with a conditional use permit. Mr. Jeppson went on to state that a public hearing with the Planning and Zoning Commission was held on November 10, 2015 and much opposition was voiced. The Commission tabled action until its December 8, 2015 meeting.

Mr. Jeppson noted that the Religious Land Use and Institutionalized Persons Act (RLUIPA) law stated that “No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government can demonstrate that imposition of the burden on that person, assembly or institution”

- a) is in furtherance of a compelling governmental interest;
- b) is the least restrictive means of furthering that compelling governmental interest.

Mr. Jeppson went on to state that there are currently several other businesses in the Central Commercial building such as a restaurant, coffee shop, wine cellar, art gallery and yoga studio. The proposed location has been vacant for four years. Various businesses are located within the surrounding area, such as thrift and retail stores, bars and restaurants, a bank and professional office space.

Parking would be both on and off street parking. Council recently adopted resolution 4972 that created an ‘Entertainment District’, which allows the 300 feet between churches and establishments that sell alcoholic beverages to be waived, on a case by case basis.

The church plans to hold services on Sunday morning at 9:30 and 11:30 A.M. with age appropriate ministries available. Also scheduled are weekly bible study classes of various sizes and other activities typical of religious facilities.

City staff has been notified regarding the proposal, and the Engineering Department has no comments. The City Building Official noted that the space has been approved for use as a A-3 occupancy, however the allowable occupant load has been limited to 500 people as there are only two EXIT’s from the space. The Building Official also stated that an engineer would have to be consulted regarding the balcony/mezzanine area above the main floor, if that was to be utilized. The City Fire Department stated that the permit holder shall comply with all regulations set forth by the Fire Department.

Staff has received a wide range of public comments concerning parking and appropriateness of such a use in the downtown area voiced at the November 10, 2015 Planning and Zoning Commission meeting.

Staff is recommending approval of the proposed request for a conditional use permit by the Central Christian Church at 112 N. Fourth Street with the condition that the applicants meet with the Building Department and resolve the concerns about the mezzanine use and comply with all regulations set forth by the Fire Department. The RLUIPA means that conditions can only be imposed that have a compelling governmental interest and that it must be the least restrictive means of furthering that compelling interest. The building and fire code conditions recommended are conditions that would be imposed on users of the tenant space.

Commissioner Kress asked if it would be more difficult for a business to obtain a liquor license in the Entertainment District with a church present. Mr. Jeppson stated that a new business that wished to sell alcohol would have to apply for a waiver from the City Council, who would then communicate to the State of Arizona that an Entertainment District is in place and the 300-foot distance requirement could be waived.

Commissioner Angle, attending telephonically, stated that it appears the Religious Land Use law would be the biggest issue.

Kevin Devereux, part of the global team for Central Christian Church, addressed the Commission and stated that there are no plans for seating in the mezzanine area, as the 234 proposed seats would be adequate at this time. Mr. Devereux also noted that he had spoken with the Building Official regarding the mezzanine. Mr. Devereux acknowledged that there were a number of concerns brought up during the last meeting, and he would try to address them all.

Mr. Devereux stated that their office would be open Monday through Friday, 8:00 A.M. until 5:00 P.M. and that would be for office appointments and counseling with the pastor for about five to fifteen people. Occasional bible study and small classes would bring between 15 to 50 people during the evening hours. On Saturdays, between 8:00 A.M. until 7:00 P.M. staff would be available for office appointments with five to twenty people, as well as volunteer activity to prepare for Sunday services. Beginning Sunday morning at 7:00 A.M. there could be between 30 to 40 people at the location for band rehearsal and to set up and get the area ready for services. Sunday services are from 9:00 to 10:00 and 11:30 until 12:30 with between 100 to 200 people attending each service. From 1:00 to 8:15 P.M. on Sunday, groups of 15 to 50 people stay for bible study after services. Mr. Devereux noted that there would be occasional life events such as weddings and funerals which usually generated less than 100 people.

Mr. Devereux noted that parking was a major concern. He stated that there were 102 available public parking spaces within 300 feet of 112 N. Fourth Street. The parking area in front of Rednecks restaurant has 23 parking spaces, and since Rednecks is closed on Sunday's, there were not any concerns anticipated. Mr. Devereux also presented a letter from the Floyd Family, owners of the restaurant, which stated that they had no objection to having the Central Christian Church as a neighbor. A & P Pawn has agreed per a written consent to allow the church to use their 15 space parking area on Sunday's. Beale Street Celebrations has agreed to allow the use of their 20 space parking area, as long as they do not have an event scheduled. Wells Fargo Bank has no problem with parking in their area, which has 24 spaces, as long as it is not during their business hours. Mr. Devereux noted that would be 82 off street privately owned parking spaces and 184 on street public spaces that were available for church parking on Sunday. He went on to state that they would notify the congregation that it was preferred if they park in the private parking areas identified.

Mr. Devereux stated that other successful churches were located downtown, such as Saint Mary's church. He noted that churches bring people downtown to eat and shop and that they would like to be involved with all of the downtown community events.

Chair Mossberg asked if Mr. Devereux would provide the City with written permission from the property owners for use of their parking facilities. Mr. Devereux stated that he would.

Nick Bodine, also on the global team for Central Christian Church addressed the Commission stating that they had looked at several locations before determining that the Central Commercial building would be the best fit, financially and otherwise. He stated that they expect to be at the proposed location for about five years until they find a permanent home for the church. Mr. Bodine stated that there would not be a food pantry proposed for the downtown Kingman church, as there are already businesses and non-profits established that they could partner with in that area. He went on to state that Celebrate Recovery is a small facet of the church as they also have programs for marriage and divorce counseling and growing and educating children.

Commissioner Kress noted that the church was supposed to meet with the Downtown Merchants Association. She asked if the meeting occurred, and if so, what the outcome was. Brett Johnson, Pastor of Central Christian Church, stated that the meeting did not occur due to miscommunication between both parties.

Chair Mossberg opened up the Public Hearing.

Kingman residents Dean Kolvig, Jacob Story, Tom Meadows, Shawn Stinson, Alex McAfee, Bill Wales, Wade Simon, Greg Book, Michael Kimbal, Mark Sippel, Carol Ott and Jennifer Allen spoke in favor of the Conditional Use Permit stating it would have a positive effect on and benefit the community.

Kingman residents and downtown business owners Cherie DaLynn, Craig Graves, Cynthia Huth, Scott Dunton, Brittney Gish, and Angela Patterson spoke against the Conditional Use Permit stating that downtown businesses are finally seeing revitalization in the historic district, and lack of parking due to the church and their activities will hurt revenue. Residents noted that they are not against the church, but do not feel that the Central Commercial building is a good fit for them. Marianne Van Hasselt stated that the only way it appears the request can be denied, is with a compelling government interest. Ms. Van Hasselt stated that the economic impact should be considered just that, as she calculated out the tax revenue loss the City could incur due to loss of revenue through lack of parking could be \$3,825 in one month, for just one business.

Chair Mossberg closed the public hearing.

Vice-Chair Blair stated that he does not feel the church is a good fit for the Historic District, and parking will be a major problem.

Commissioner Kirkham stated that he commends the church for obtaining permission from surrounding businesses for parking. He acknowledged that with the Religious Land Use Act, it appears we have to legally allow the conditional use permit.

Commissioner Kress thanked residents for attending, as it assists the Commission in making the best decisions with ample public input. Ms. Kress stated that the church will not generate economic development and contribute to the tax base, so should not be located in a historic cornerstone building. She stated that a business located there should be compatible with other businesses in the area, and further meet the requirements of a CUP.

Commissioner Angle stated that regardless of how he feels about the impact the church would have on the area, the Religious Land Use and Institutionalized Persons Act is forcing the City to approve the CUP.

Chair Mossberg made a MOTION to RECOMMEND APPROVAL of the request for a conditional use permit to the Central Christian Church. Commissioner Kirkham SECONDED the motion. The MOTION CARRIED with a vote of (3-2) with Vice-Chair Blair and Commissioner Kress casting the opposing votes.

Chair Mossberg declared a five minute recess.

B. CITY INITIATED CASE CI15-001: A city-initiated request for a text amendment to the *Zoning Ordinance of the City of Kingman* by adding Section 18.000: KINGMAN CROSSING PLANNED DEVELOPMENT DISTRICT. This district is intended to provide for the development of business and service uses designed to meet the needs of the Kingman Crossing area south of Interstate-40. The text amendment will include a list of uses permitted by right and by conditional use permit as well as property development standards for this zoning district.

The Kingman Crossing Planned Development District is proposed to be applied to a city-owned parcel of land that is presently zoned R-R: Rural Residential. The property is 151-acres and is located on the south side of Interstate-40, north of the Airfield Avenue alignment, east of N. Sage Street, and west of the Cherokee Street alignment. The property is further described as a Portion of the South ½ of Section 9, T.21N., R.16W., G&SRM, Mohave County, Arizona.

Gary Jeppson addressed the Commission stating that this was a public hearing and consideration of a recommendation to the City Council on adopting the revised Kingman Crossing Planned Development District. Mr. Jeppson stated that the intent and purpose of a Planned Development District (PDD) is to provide various types of land uses which can be combined in compatible relationships with each other as a part of a totally planned development. The intent of this district is to ensure compliance with the General Plan and good zoning practices while allowing certain desirable departures from the strict provisions of specific zone classifications. Mr. Jeppson explained that the advantages intended to result from the application of the PDD are to ensure enhancement with the surrounding area and the community as a whole.

Mr. Jeppson stated that the Planning and Zoning Commission held a public hearing on the proposed planned development district on October 13, 2015. The Commission recommended approval of the zoning district with the provision that freestanding signs be permitted along Interstate-40; that service bays face to the north; and that outdoor lighting be controlled to reduce the impact on surrounding residential property. The City Council held a public hearing on the matter on November 3, 2015, and tabled action to include greater controls on lighting, signage, and service bay orientation.

Mr. Jeppson acknowledged that Kingman Crossing is surrounded by current and future residential development. Truck oriented businesses and some other businesses permitted in the C-3 zoning district are not desired in the Kingman Crossing area. In order to bring the zoning regulations into compatibility with the surrounding land uses, a PDD, such as the proposed Kingman Crossing Planned Development District, must be developed to prohibit truck related and other undesirable uses.

Mr. Jeppson stated that the revised Kingman Crossing PDD has expanded outdoor lighting standards, signage standards that allow pole signs in the area that is at least 1000 feet from the south, east and west section lines; and a requirement for service bays to face north. Mr. Jeppson stated that enhanced standards proposed for this district include building setbacks a minimum of 25-feet from the street property lines and residential zoning district lines; parking areas not to be used for outside storage or commercial truck delivery; no shipping containers will be allowed; a Southwestern theme for architecture is proposed with warm earth tones and parapets with columns or pop-outs to add interest. Highly reflective material such as metal or all glass buildings will not be allowed. Service bays should face to the north. Mr. Jeppson went on to state that walkability is being encouraged by having ten-foot sidewalks between the parking lot and building entrance. Also proposed regarding signage is the submittal of a sign permit would be required at the time of building submittals. Signage must be skirted, and pole signs would be permitted in areas 1000-feet from the section line. On-going temporary signs would not be permitted in the proposed PDD. Kingman Landscaping Ordinance standards are the minimum required in the corridor. Mr. Jeppson noted that the recommended effective date of the zoning be after the Arizona Department of Transportation has issued a notice to proceed and construction of the interchange for Kingman Crossing Traffic Interchange has begun.

Mr. Jeppson stated that staff is recommending approval of the zoning text amendment and zoning map amendment.

Commissioner Kress suggested that in Section 18.370, the masonry walls that were to be completed within six months after a Certificate of Occupancy was received could be completed before the CO was issued. Commissioner Kress also suggested in Section 18.500 the words add and subtract could be included with language under Lighting Standards, 'should the applicant desire to substitute outdoor light fixtures'. In Section 18.700 under Definitions, Commissioner Kress suggested that mural's be allowed, but tightly regulated, as they are a part of the culture of Route 66. Regarding Temporary Signs, Commissioner Kress noted that sign walkers are distracting, and should not be allowed. Mr. Jeppson noted that the Arizona Legislature has mandated that sign walkers be allowed.

Chair Mossberg opened up the public hearing.

Kingman resident Doug Dickmeyer addressed the Commission and noted this business district will be surrounded by residential neighborhoods. He stated that murals may not be appropriate for the area. Mr. Dickmeyer went on to state that freestanding pole signage is not necessary when people have cell phones with GPS to find a particular business, or there are signs on the freeway noting what services are available at the next exit, with most businesses having certain colors or characteristics that are easily recognized. Mr. Dickmeyer thanked staff for working with the public and the Commission regarding Kingman Crossing.

Commissioner Angle made a MOTION to recommend APPROVAL of the zoning text amendment and zoning map amendment with modifications as suggested by the Planning and Zoning Commission and public.

Mr. Jeppson addressed the Commission stating that there is language regarding a banner over Andy Devine Avenue that should not be included in the discussion.

The motion was SECONDED by Vice-Chair Blair, and carried with UNANIMOUS (5-0) APPROVAL in favor of the motion.

5. NEW BUSINESS:

- A. CONDITIONAL USE PERMIT CASE CUP15-003:** A request from Robert E. and Judith D. Bennett, applicants and property owners, for a one-year renewal of a Conditional Use Permit (CUP) allowing the expansion of a mini-storage complex at 3442 Hualapai Mountain Road on property zoned C-2-HMR: Hualapai Mountain Road Design Overlay District. The subject property is 5 acres and is located along the south side of Hualapai Mountain Road east of Rossllyn Drive at 3442 Hualapai Mountain Road. The subject property is described as A Portion of the NE ¼, NE ¼ of Section 29, T.21N., R.16W. of the G&SRM, Mohave County, AZ.

Principal Planner Rich Ruggles addressed the Commission and stated that a conditional use permit was approved to allow the expansion of an existing mini-storage unit at 3442 Hualapai Mountain Road on October 15, 2013. On December 2, 2014, a one-year extension of time for the conditional use permit was granted at the request of the property owners, Robert and Judith Bennett. Mr. Ruggles went on to state that on October 20, 2015 the City of Kingman issued a grading permit for the subject site. At this time, no grading has taken place. According to the owner of the property, the civil engineer and architect for the project are still in the process of preparing the building plans for the expansion of the mini-storage units. Mr. Bennett has provided a site plan to staff indicating the current building and phasing plan. A building permit has not been obtained by the owner for the expansion of the mini storage units.

Mr. Ruggles stated that an additional one-year extension of time is sought to allow time to obtain a building permit so that substantial construction may begin on the project as required by the CUP process. Mr. Ruggles acknowledged that during the Council hearing on the previous extension request on December 2, 2014, there was extensive discussion regarding the delays in this project.

The site has been posted and surrounding property owners within 150-feet were notified. One comment from a neighboring property owner was received in favor of the extension request. No objections to this request have been received by any departments or agencies. No objections from the public have been received.

Commissioner Kirkham asked if a building permit had been submitted. Mr. Ruggles stated that there had not been plans for a permit submitted.

Mr. Bennett addressed the Commission and stated that it took until August 2015 to get a site elevation plan from his engineer. Mr. Bennett noted that he just needed a little more time as his engineers in Bullhead were almost finished with his plans. He went on to state that he could have the plans ready to present at the Council meeting.

Vice-Chair Blair asked if Mr. Bennett was certain that the plans could be completed. Mr. Bennett stated that he was sure they would be done.

Chair Mossberg asked if Mr. Bennett could have things completed within 90-days, as he was not sure about granting another years extension. Mr. Bennett said that he needed the year.

Commissioner Kirkham stated that Mr. Bennett should get his plans completed, and when everything was in order, he could return and start over with another request for a conditional use permit.

Commissioner Kress asked if any of the adjacent property owners from Boulder Creek were in attendance that evening. There was no response. Commissioner Kress noted that it didn't appear there was opposition to Mr. Bennett's request, so she did not see a problem with another extension.

Commissioner Kress made a MOTION to recommend another one-year extension for the conditional use permit. Vice-Chair Blair SECONDED the motion. The MOTION CARRIED with a vote of (3-2) with Commissioners Kirkham and Angle casting the opposing votes.

B. CONSIDERATION OF A RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE APPOINTMENT OF COMMISSIONERS:

Talent Bank applicant Jed Noble addressed the Commission, and apologized for not attending the previous Planning and Zoning Commission meeting, as he was not aware that was required for appointment. Mr. Noble stated that he had lived in Kingman most of his life and currently worked for Mohave County as a Civil Engineer. He noted that he had seen an article in the Kingman Daily Miner asking for residents willing to serve on City Boards and Commissions. He had filled out an application indicating that he was interested in the Planning and Zoning Commission, Building Board of Appeals and the Transit Commission. Mr. Noble stated that he was currently serving on the Transit Advisory Commission.

Kingman resident Mark Bailey addressed the Commission stating that he has owned a home in Kingman since 2006 and has lived here permanently since retiring in 2013. He stated that he has served on the Arizona Historical Society Board and Economic Development Commission in St. Johns, Arizona. Mr. Bailey stated that he was a maintenance and operations manager for SRP in power generation for 36 years, working with easements and rights-of-way.

Mark Nelson addressed the Commission stating that he has been a resident of Kingman for 48 years. Mr. Nelson stated that he is self-employed, and began the Nelson Company Insurance in 1979. The company is now the oldest privately owned and operated agency in northwest Arizona. Mr. Nelson acknowledged that he is nearing retirement, and would like to give back to the community.

Brooke Fix addressed the Commission stating he has been a resident of Kingman for ten years. Mr. Fix stated that he previously served on the Municipal Utilities Commission, where he was chairman, and is currently serving on the Personnel Board, which meets infrequently. Mr. Fix noted that he worked as a manufacturing engineer, during which he traveled extensively throughout Europe, Mexico and the United States. He was also a General Manager and Vice President of a company with 600 employees, and President of a company with 65 employees. Mr. Fix acknowledged that he saw in the paper that there was a need for Commission members and he would like to contribute to the community.

Gary Fredrickson addressed the Commission stating that he had relocated to Kingman in May 2015. Mr. Fredrickson stated that he was a teamster shop steward for ten years and a drive coordinator for three years during the time he worked as a truck driver. He has retired, due and would like to be active in his new city, and help it grow into an even better place to live. Mr. Fredrickson stated that he likes the activity happening in the downtown area, but hopes it can be more like Williams.

Ryan Dooley, who was not present, was the next applicant. Chair Mossberg clarified that an applicant must be a resident of the City for 180-days before they can be considered for a City Board or Commission. Mr. Dooley had only lived in the City for 90-days. Chair Mossberg noted that Mr. Dooley's application will be kept in the Talent Bank.

Thomas Schulte addressed the Commission, thanking them for the opportunity. Mr. Schulte stated that he had recently retired, and he and his wife looked at several other communities before deciding on Kingman. Mr. Schulte noted that he was a senior executive in the facilities management and security industries involving major project planning, contract review and budget preparation, review and approval. He stated that he has learned to function as part of a team, while retaining his independence through many years of business/military and law enforcement experience. Mr. Schulte stated that it is important to be able to say no to a project or request, as well as understanding 'unintended consequences' that come with your decisions. He said that it is important to realize a balance between Kingman's historical significance and need for controlled growth. Mr. Schulte concluded with stating that instead of complaining, he will work to solve the issue.

Laurie DeVries addressed the Commission stating that she has more than twelve years of experience in the construction industry as well as extensive volunteering experience. Ms. DeVries stated that she currently works as a clerk for the Justice Court. She has been chair of the Kingman Meth Coalition/Walk-Away from Drugs event for the past six years, and in charge of the youth from the court City Clean-Ups every month. Ms. DeVries stated that she would like to see our community grow in a healthy and organized manner that benefits not only citizens today, but our children and grandchildren.

Chair Mossberg thanked the applicants for showing up to the meeting and staying throughout the evening. Chair Mossberg went on to state that there were two openings for the Planning and Zoning Commission, but there were numerous other Boards and Commissions that were in need of volunteers.

Vice-Chair Blair made a MOTION to recommend Laurie DeVries, Thomas Schulte, Mark Bailey, and Jed Noble to the City Council. Commissioner Angle noted that Jed Noble was currently serving on another City Commission, and Council would rather that a term be completed before a candidate move on to another Commission. Commissioner Angle suggested Gary Fredrickson be recommended. Vice-Chair Blair stated he would like to restate his motion.

Vice-Chair Blair made a MOTION to recommend Laurie DeVries, Thomas Schulte, Mark Bailey and Gary Fredrickson to the City Council for consideration on the Commission. The motion was SECONDED by Commissioner Kress, and the motion carried with UNANIMOUS (5-0) APPROVAL.

6. COMMISSIONERS COMMENTS:

Vice-Chair Blair asked if the City Council had scheduled a date and time to speak with the Planning and Zoning Commission members regarding the Arizona Planning Conference they had attended, to share insight and ideas. The Recording Secretary noted that it would have to be heard as an Agenda item with the City Council. Commission members directed Ms. Fellows to communicate to staff regarding the Agenda item.

Commission members thanked Gene Kirkham for his insight and hard work on the Commission, noting that he was an exceptional Commission member.

Vice-Chair Blair made a MOTION to adjourn. The motion was SECONDED by Commissioner Kress, and the motion CARRIED UNANIMOUSLY (5-0). Chair Mossberg declared the meeting adjourned at 8:58:01 P.M.

ADJOURNMENT 8:58:01 PM

ATTEST:

APPROVED:

Sandi Fellows
Recording Secretary

Gary Jeppson
Development Services Director

STATE OF ARIZONA)
COUNTY OF MOHAVE)ss:
CITY OF KINGMAN)

CERTIFICATE OF PLANNING AND ZONING COMMISSION MINUTES:

I, Sandi Fellows, Planning and Zoning Administrative Assistant and Recording Secretary of the City of Kingman, Arizona, hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the Planning and Zoning Commission of the City of Kingman held on December 8, 2015.

January 12, 2016